138.0	0006	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,282,600 / 1,282,600
					USE VALUE:	1,282,600 / 1,282,600
					ASSESSED:	1,282,600 / 1,282,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAIR JOYCE R
Owner 2:	
Owner 3:	
Street 1:	33 BRUNSWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,450 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 3185 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13450.000	540,800	600	741,200	1,282,600
Total Card	0.309	540,800	600	741,200	1,282,600
Total Parcel	0.309	540,800	600	741,200	1,282,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.73 | /Parcel: 402.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88899
GIS Ref	
GIS Ref	
Insp Date	09/29/17

!10711!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0006-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	540,800	600	13,450.	741,200	1,282,600	1,282,600	Year End Roll	12/18/2019
2019	101	FV	377,700	600	13,450.	782,300	1,160,600	1,160,600	Year End Roll	1/3/2019
2018	101	FV	380,100	0	13,450.	576,500	956,600	956,600	Year End Roll	12/20/2017
2017	101	FV	380,100	0	13,450.	551,700	931,800	931,800	Year End Roll	1/3/2017
2016	101	FV	380,100	0	13,450.	510,600	890,700	890,700	Year End	1/4/2016
2015	101	FV	365,100	0	13,450.	428,200	793,300	793,300	Year End Roll	12/11/2014
2014	101	FV	365,100	0	13,450.	418,300	783,400	783,400	Year End Roll	12/16/2013
2013	101	FV	365,100	0	13,450.	398,600	763,700	763,700		12/13/2012

PRINT

Date	Time
12/11/20	00:59:30

LAST REV

Date	Time
01/18/18	08:55:55

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10711

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAIR DONALD S	25115-489		1/10/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	88899
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2013	982	Re-Roof	25,122	C				
5/28/2013	743	New Wind	17,166	C				
3/14/2006	167	Redo Bat	12,153			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
6/19/2013	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	294	PATRIOT
11/1/2006	Permit Visit	BR	B Rossignol
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13450		Sq. Ft.	Site		0	90.	0.61	10									741,153						741,200	

Total AC/HA: 0.30877 | Total SF/SM: 13450 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 741,153 | Spl Credit | Total: 741,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09062099
Const Adj.:	1.00851810
Adj $ / SQ:	148.488
Other Features:	115000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606331
Depreciation:	65484
Depreciated Total:	540847

COMMENTS

DOCTORS OFFICE IN BMT, NO COMM VALUE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

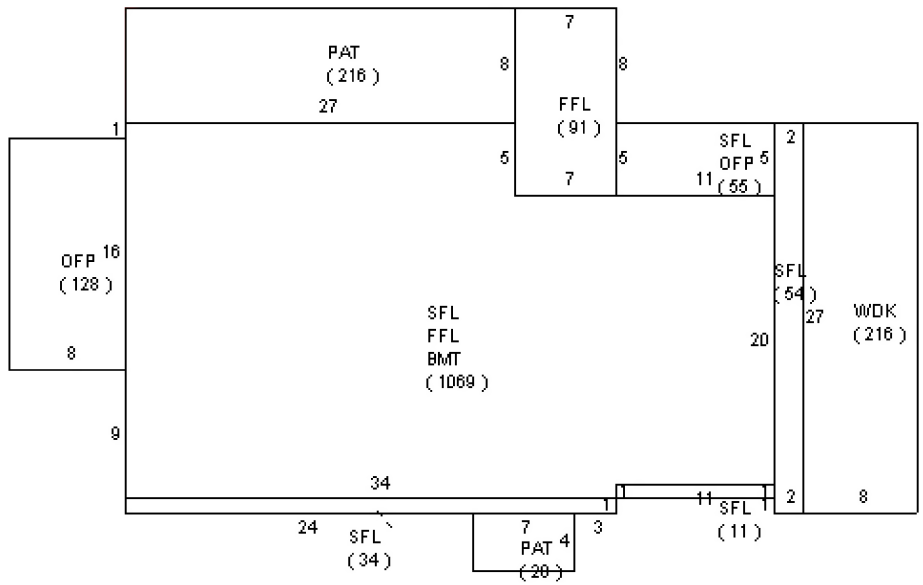
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.34
Special Features:	0	Val/Su Net:	132.06
Final Total:	540800	Val/Su SzAd	226.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,223	148.490	181,601
FFL	First Floor	1,160	148.490	172,246
BMT	Basement	1,069	69.600	74,406
PAT	Patio	244	3.820	932
WDK	Deck	216	10.720	2,316
OFP	Open Porch	183	25.730	4,709

Net Sketched Area:	4,095			Total:	436,210
Size Ad	2383	Gross Are	4095	FinArea	3185

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0006-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x14	A	AV	2000	4.93	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600